

August 21, 2018

The Citizens Advisory Review Committee of the City of Seward LB 840 Economic Development Program met in regular session at 5:33 p.m. on Tuesday, August 21, 2018, in the Conference Room at City Hall, 537 Main Street, with Chairman Stanley Obermueller presiding and Deputy Clerk/Finance Director/Assistant Treasurer Marilyn D. Varner, recording the proceedings. The following members were present: Stanley Obermueller, Curt Sherman, Justin Hartman; Absent: Greg Walz, Wade Miller. Also in attendance: City Administrator Greg Butcher.

Notice of the meeting was given in advance thereof by the method of communicating advance notice of the regular and special meetings of the Citizens Advisory Review Committee of the City of Seward, Nebraska, with posting in the following places: City Hall, County Courthouse and Seward Public Library. The certificate of posting notice is attached to these minutes. Notice of this meeting was simultaneously given to all members and a copy of the agenda is attached to these minutes. Availability of the agenda was communicated in the advance notice of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

A copy of the Agenda for this meeting was posted at City Hall and copies of the agenda are available in the Conference Room. A copy of the Nebraska Open Meetings Act is also posted in the Conference Room for public inspection. The Committee can only discuss items that are on the agenda.

CALL MEETING TO ORDER - The meeting was called to order at 5:33 p.m.

1. APPROVAL OF FEBRUARY 21, 2018 MINUTES

A motion was made by Sherman, seconded by Hartman, to approve the February 21, 2018 minutes.

Aye: Obermueller, Hartman, Sherman

Nay: None

Absent: Walz, Miller. Motion carried.

2. REVIEW PROGRAM ACTIVITIES REPORT

The following activities were reviewed (February 1, 2018 through August 8, 2018) by Administrator Butcher:

* The cash balance in the Seward LB 840 Economic Development Fund as of July 31, 2018 was \$155,844.06. The monthly \$12,500.00 contributions from City sales tax to economic development continue. All loan recipients continue to make principal and interest payments in a timely manner. Two loan recipients (Helmink Printing–Bonnie Elwell & Red Path Gallery–Hain-Wiemer) have paid their loans back in full.

* The LB 840 Program Guidelines were reviewed and revised on March 28, 2018. The Application Review Board reviewed the Downtown Revitalization Facade Improvement/Commercial Rehabilitation Program guidelines, since the Board was designated by the Seward City Council as the "Downtown Revitalization Committee". The grant application deadline for this project was designated as July 20, 2018.

* A grant of \$18,045.00 and a loan of \$54,255.00 (10 years, 2.375 percent annual interest–half of prime rate), total \$72,300.00, for Red Path Gallery & Tasting Room (Chase & Alison Koch), 514 Seward Street, were approved on June 13, 2018.

* A grant of \$11,755.00 and a loan of \$35,267.00 (5 years, 2.375 percent annual interest–half of prime rate), total \$47,022.00, for Precision Pilates (Melissa Makey), 240 North 5th Street, were approved on June 13, 2018.

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* A grant of \$20,190.00 and a loan of \$60,570.00 (10 years, 2.375 percent annual interest—half of prime rate), total \$80,760.00, for Kelly's Paradise (Kelly Hansen), 240 North 5th Street, were approved on June 13, 2018.

* A loan of \$52,500.00 (5 years, 2.50 percent annual interest—half of prime rate), for B & M Seed LLC dba Big Cob Hybrids (Ben Benson), 1253 - 280th Road, was approved August 8, 2018. (This loan will be distributed in the near future.)

* The following Downtown Revitalization Grant applications were recommended for approval at the listed percentage match at the August 8, 2018 meeting:

<u>Percent</u>	<u>Amount</u>	<u>Name</u>	<u>Address</u>
(65.52%)	\$50,000.00	Kach Investments, LLC	139 North 6th Street
(63.43%)	\$50,000.00	Melissa Briggs, LMB Rentals, LLC, Allure	526 Seward Street
(59.69%)	\$15,000.00	Else & Burger Properties, LLC, Seward Youth Center, Inc., GBE, CPA	211 South 4th Street
(59.40%)	\$50,000.0	Josh Delcamp, Green Futures Properties, LL	132 South 5th Street
(57.00%)	\$ 6,318.85	Bottle Rocket Brewing LLC	230 South 5th Street
(55.00%)	\$ 2,425.50	Kenneth Schmieding	143 South 6th Street
(55.00%)r	\$20,458.8	Seward, LLC (former Ben Franklin/ Dollar General building	606 Seward Street
(55.00%)	\$10,732.43	Jill Hochstein, Hochstein Holdings, LL	522 Seward Street
(53.62%)r	\$20,000.00	Kirby Roth, Kirby Roth Insurance	600 Seward Street
(52.26%)	\$22,000.00	Cosmic Cow, Inc., The Udder Store	636 Seward Street
(52.00%)	\$ 3,480.00	Suzanne Gligorevic, inMotion Fitness, LLC	648 Seward Street
(51.66%)r	\$50,000.0	Josh Delcamp, Green Futures Properties, LLC	156 South 5th Street
(51.06%)	\$50,000.00	Estanislao Gutierrez, Rami, Manhas, La Cocina	444 Seward Street
(50.01%)	\$ 4,490.00	Scott Dinslage, Dinslage Real Estate LLC	310 North 5th Street
(50.00%)	\$17,250.00	Kach 510, LLC	640 Seward Street
(50.00%)	\$12,252.50	Et Cetera, Milford Mennonite Churches	504 Seward Street

A denial was approved on the Eva Sander, Oliver Masonic Lodge 38, Neutral Grounds, 147 South 6th Street, application since it is under \$1,000.00, which disqualifies it from the program.

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* Payment history:

\$ 85,000.00	Grant (\$15,000.00) & Loan (\$70,000.00) to Barely Legal Distilling
\$ 72,300.00	Grant (\$18,045.00 & Loan (\$54,255.00) to Red Path Gallery (Kochs)
\$ 47,022.00	Grant (\$11,755.00) & Loan (\$35,267.00) to Precision Pilates (Makeys)
\$ 80,760.00	Grant (\$20,190.00) & Loan (\$60,570.00) to Kelly's Paradise (Hansen)
\$ 1,350.00	RDG Planning (Downtown Revitalization)
\$ 136.00	Seward County Clerk (Record Releases Deeds of Trust-Helmink & Red Path Gallery (1st) & Record Deeds of Trust-Cornerstone & Red Path Gallery (2nd)

A motion was made by Hartman, seconded by Sherman, to approve the financial reports.

Aye: Sherman, Obermueller, Hartman

Nay: None

Absent: Walz, Miller. Motion carried.

4. COMMITTEE REPORT TO CITY COUNCIL

Stan Obermueller will compile a written report for the previous six months for the Committee's review, stating that overall, the CARC feels the economic development plan is operating as intended and the Committee has no comments or recommendations at this time.

5. PUBLIC HEARING FOR COMMITTEE REPORT TO CITY COUNCIL

The public hearing was scheduled for the City Council meeting on September 18, 2018 at 7:00 p.m. Notice of Hearing will be published for this date.

6. SCHEDULE NEXT COMMITTEE MEETING

The next meeting was tentatively scheduled for mid- to late-February, 2019 at 5:30 p.m. at City Hall.

The meeting was adjourned at 5:55 p.m. in a motion by Sherman, seconded by Hartman.

Aye: Obermueller, Hartman, Sherman

Nay: None

Absent: Walz, Miller. Motion carried.